

COMMISSIONERS APPROVAL

CHILCOTT *gc*

LUND

THOMPSON *at*

TAYLOR (Clerk & Recorder)

Date.....December 7, 2006

Members Present.....Commissioner Greg Chilcott, Commissioner Betty Lund and Commissioner Alan Thompson

Minutes: Glenda Wiles

The Board attended a tour at the GSK Lab on Old Corvallis Road.

The Board met with Planning Director Karen Hughes for a planning update. Discussion included the following issues:

- A new planner will be on board January 2<sup>nd</sup>.
- County-wide Planning and Zoning, which included the land use subcommittee who has almost completed the document review; the land use law clinic who held an initial meeting in November in Stevensville. This clinic is addressing the Highway 93 Corridor Land Use Management Plan. The planning and zoning issues also include Old Corvallis Road Area 3 plan implementation, which will include the City of Hamilton and County of Ravalli. Karen noted that Dr. Horwich will only be available January 15 through March 21<sup>st</sup> of 2007, for the implementation of the Neighborhood Plan. It was agreed the Commissioners would meet with the Mayor of Hamilton and the new Planning Director of Hamilton, if they so choose, and for the county to move forward on this Area 3 Plan, regardless of the City's involvement. The water course setbacks, which Karen indicated the proposal from Clint Brown have not come forth yet. In regard to transportation planning, Karen noted the City indicated they will be working on a transportation plan with the Department of Transportation. The Mayor has expressed some interest in working with the county for a 'greater' transportation plan. Karen will obtain more information and report back to the Commissioners. Commissioner Lund suggested Karen contact Joanne Perkins of Summit, who has helped put together a transportation plan with the TAC group. In regard to the Bitterroot Community Rail Group, it was noted Commissioner Chilcott will be the county representative to this group. And lastly, in regard to countywide planning and zoning, the issue of CTEP and Safe Routes to Schools, Karen stated they would like to see the proposals reviewed from both the CTEP and Safe Routes to Schools levels.

- Regulatory Planning, which includes the subdivision issues on the effect of interim zoning. Discussion included the memo from County Attorney George Corn and litigation that could be forth coming in regard to the recent election approving density of one dwelling unit per two acre density zoning. Karen stated the Planning Board is currently reviewing the process under the new regulations. She hopes to see a draft December 20<sup>th</sup>. Karen is currently compiling on the recently passed regulations into a consolidated set of regulations. Upcoming revisions include the amendments to the Floodplain analysis in Chapter 3, and park dedication requirements in Chapter 6 and revision of Chapter 8. Karen stated one of the regulatory enforcement issues is the Vargo issue. She stated planning has sent a letter to the responsible party and will be meeting with the Commissioners shortly in order to send a follow up complaint letter.
- Regulatory Planning – Zoning which includes the establishment of a Board of Adjustment. Karen will be sending a memo to the County Attorney in regard to the procedure establishing this Board. In regard to the two Citizen-Petitioned Zoning Districts, Karen will move forward with the zoning process. Karen is also addressing the recent requests for rezoning of the interim zoning. Karen stated she is worried about the piecemeal approach rather than taking a comprehensive outlook. She stated regardless of what one person thinks about the recently passed one house for every two acres, it is important to look at any requests for rezoning in a comprehensive manner. Karen stated they recently had an audit of their Floodplain Administration in the county. She stated the audit went well and the county is in compliance. There are new model regulations from the state in the works. Hopefully this model will be consistent with FEMS at the federal level.  
In regard to the Open Lands program, a public hearing is set for December 21<sup>st</sup> which will establish an Open Lands Board by Resolution. Karen also noted the next strategic planning meeting will be December 13<sup>th</sup> in order to establish priorities, develop a preliminary list of task and timeliness for the development of the work plan. Karen will look for a facilitator which should help keep this meeting on task.
- Other Planning Issues includes the Wal-Mart Design Team who will be meeting with planning staff on December 19<sup>th</sup>. The proposed Flat Iron Subdivision Developer is reviewing the possibility of being annexed. The City has stated the Developer would need to prepare a fiscal impact analysis prior to any consideration, and the City would also like to have the County involved in this discussion. Karen indicated the City of Billings has a policy for public process, and the county planning staff is looking at establishing an actual public process for planning. She stated this should help the citizens understand the process for involvement as they so chose. Karen also reminded the Commissioners of their need for legal assistance since Civil Counsel James McCubbin left. And finally, they need to continue looking at the county enforcement program, when the position of legal counsel is filled.

In other business the Board met with Administrative Officer Skip Rosenthal for a discussion and decision on the health insurance proposals. Skip noted the renewal of the current health insurance through JPT will be 19% higher with the current deductible. A comparison with the MACo plan shows some advantages with wellness visits. Discussion took place in regard to the requirement of locking into a three-year membership with the new MACo plan insurance. Skip will go back to the companies for a final firm figure of costs for the plans prior to the Commissioners making a final decision.